

94 0036

CITY OF WALNUT CREEK

COMMUNITY DEVELOPMENT DEPARTMENT

INITIAL STUDY

PROJECT TITLE: REVISED HOUSING ELEMENT

WORK ORDER NO: 7071

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DATE: April 1, 1994

REVIEWED BY: Paul Richardson

DATE: April 1, 1994

I. PROJECT INFORMATION:

1. PROJECT DESCRIPTION

This project is a revision of the 1989 Housing Element, Chapter 3 of the Walnut Creek General Plan. The Housing Element goals, policies, programs and background sections have been revised for consistency with the Growth Limitation Plan adopted July 27, 1993. The Housing Element is updated with 1990 census data, is modified to comply with recent legislative changes, and addresses the concerns raised by the State Dept. of Housing and Community Development in its review of the 1989 Housing Element.

2. PROJECT LOCATION

The City's planning area encompasses approximately 30.8 square miles. The boundary generally follows the City's current sphere of influence line, except for the east side, where the planning area boundary includes private grazing lands.

3. CHARACTERISTICS OF THE PROJECT SITE

The City is about 94% built out. Land uses are predominantly residential, commercial and open space. The City has a well-defined central business district surrounded by residential uses. Multifamily housing is located in close proximity to the downtown, along major transit corridors, and near the BART station. Rossmoor, a retirement community which is almost built out, was planned for approximately 7,000 dwelling units. The remainder of the residential development in the City is single family homes.

As of January 1993, Walnut Creek had 62,446 people living in 30,614 housing units. Approximately 53% of the housing stock is single family (16,105 units); the remainder is multifamily housing.

4. CHARACTER OF THE SURROUNDING AREA

The City is surrounded on three sides by either county land or adjacent cities--Concord and Pleasant Hill to the north and Lafayette to the west. To the east are grazing lands and Mt. Diablo State Park.

5. GENERAL PLAN DESIGNATION AND ZONING

Currently there are four single family and five multifamily General Plan residential land use categories. There is also a Mixed Use designation near the BART station which allows both residential and commercial development. Additionally, multifamily residential development is conditionally permitted in most commercial land use districts. Amendments are being made to the Zoning Ordinance for consistency with the adopted General Plan land use map.

II. AGENCIES CONSULTED ABOUT THE HOUSING ELEMENT:

YES NO

Regional Water Quality Control Board	X
State Department of Public Health	X
Bay Area Air Quality Maintenance District	X
Metropolitan Transportation Commission	X
U.S. Environmental Protection Agency	X
State Department of Fish & Game	X
Contra Costa County Flood Control District	X
Central Contra Costa Sanitary District	X
Contra Costa County Water District	X
Contra Costa County Fire Protection District	X
Contra Costa County Health Services Division	X
East Bay Municipal Utility District	X
State Dept. of Transportation	X
U.S. Army Corps of Engineers	X
(Other) _____	

III. ENVIRONMENTAL IMPACTS:

In 1993, the City amended the General Plan in various ways, including the adoption of a new Growth Limitation Plan. This amendment included a limitation on residential growth of 2,550 residential units between 1993 and 2003. The City prepared an EIR on this amendment. The EIR is hereby incorporated by reference into this initial study. Among other things, the EIR fully analyzed the environmental impacts of the development of 4,632 residential units in the City (buildout potential). The revised Housing Element contemplates the development of 2,444 residential units in the City between 1988 and 1995. The revised Housing Element does not contemplate greater cumulative residential development in the City beyond that permitted by the Growth Limitation Plan, nor does it authorize larger or more environmentally significant individual projects. Accordingly, as discussed further in this initial study, the EIR fully analyzes the environmental impacts of all development and policies contemplated by the revised Housing Element.

The following checklist is based, among other things, on the revised Housing Element, the Growth Limitation Plan and the EIR. Further discussion of each of the impacts discussed below is contained in the EIR.

<u>ENVIRONMENTAL IMPACTS</u>		<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. Earth. Will the proposal result in:				
1. Unstable earth conditions or changes in geologic substructures?				X
<u>Explanation:</u> Adoption of the Housing Element will not result in significant effects. Further environmental analysis will be conducted when a specific residential project is proposed.				
2. Disruptions, displacements, compaction or overcovering of the soil?		X		
<u>Impact:</u> Up to 539 acres of vacant land and up to 7,203 acres of underutilized land could be developed for residential purposes. This residential development could occur throughout the City provided that total development does not exceed 2,550 dwelling units until the year 2003.				
<u>Mitigation Measure:</u> These impacts are largely localized and project specific. Environmental impact reports will be required, when necessary, to fully address the disruption, displacement, compaction or overcovering of the soil.				
3. Change in topography or ground surface relief features?		X		
<u>Impact:</u> New construction could result in changes to the ground surface and existing topography.				
<u>Mitigation Measure:</u> Specific mitigation measures will be required as conditions of approval for individual projects.				
4. Construction on slopes of 15% or greater?		X		
<u>Impact:</u> Residential development could take place on slopes of 15% or greater.				
<u>Mitigation Measure:</u> Consistent with the City's Hillside Ordinance No. 1776, densities will be reduced on sites with steeper slopes. Specific mitigation measures will be required as conditions of approval for individual projects.				

<u>ENVIRONMENTAL IMPACTS</u>	<u>Yes Maybe No</u>
<p>5. The destruction, covering or modification of any unique geologic or physical features?</p> <p><u>Explanation:</u> General Plan Residential Policy 2 requires the protection of geologic and physical features.</p>	X
<p>6. Any increase in wind or water erosion of soils, either on or off the site?</p> <p><u>Explanation:</u> Adoption of the Housing Element will not result in significant effects. Further environmental analysis will be conducted when a specific residential project is proposed.</p>	X
<p>7. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?</p> <p><u>Explanation:</u> Adoption of the Housing Element will not result in significant effects. Further environmental analysis will be conducted when a specific residential project is proposed.</p>	X
<p>8. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?</p> <p><u>Impact:</u> Areas within the City within seismic study zones and the Alquist Priolo Fault Zones are subject to seismic hazards in the event of an earthquake.</p> <p><u>Mitigation Measures:</u></p> <p>(1) Development permits for areas within Alquist-Priolo Special Studies Zones should require a geologic study and adherence to study recommendations.</p> <p>(2) Any construction documents for a building in this area should be checked by a qualified engineer to ensure compliance to seismic safety requirements.</p>	X

<u>ENVIRONMENTAL IMPACTS</u>		<u>Yes</u>	<u>Maybe</u>	<u>No</u>
9. The construction of buildings in a fault management studies zone?		X		
<u>Impact:</u> Residential development on the former Newhall property, which is located next to the Concord Fault line, is likely to be subjected to substantial ground shaking.				
<u>Mitigation Measure:</u> Structures should be designed to account for ground shaking effects. A qualified engineer should review the building plans to determine compliance with the latest seismic safety requirements.				
B. Air. Will the proposal result in:				
1. Substantial air emissions or deterioration of ambient air quality?				X
<u>Explanation:</u> Adoption of the Housing Element will not result in significant effects. Residential buildout under the Growth Limitation Plan and Housing Element is consistent with the Bay Area air Quality Management Districts's air quality plan, "Bay Area '91 Clean Air Plan."				
2. The creation of objectionable odors?				X
<u>Explanation:</u> See Comment No. 1				
3. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?				X
<u>Explanation:</u> See Comment No. 1				
4. Construction or alteration of a facility within one-fourth of a mile of a school which might emit hazardous air emissions? If Yes, school district must be consulted and must be given written notification of the project not less than 30 days prior to approval of EIR or Negative Declaration (Pub. Res. Code Subsection 21151.4).				X
<u>Explanation:</u> Residential development will not produce hazardous air emissions.				

<u>ENVIRONMENTAL IMPACTS</u>		<u>Yes</u> <u>Maybe</u> <u>No</u>
C. Water. Will the proposal result in:		
1. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?		X
<u>Explanation:</u> Adoption of the Housing Element will not result in significant effects. Further environmental analysis will be conducted when a specific residential project is proposed.		
2. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?		X
<u>Explanation:</u> Adoption of the Housing Element will not result in significant effects. Further environmental analysis will be conducted when a specific residential project is proposed.		
3. Alterations to the course or flow of flood waters?		X
<u>Explanation:</u> Adoption of the Housing Element will not result in significant effects. However, some residential projects may be proposed in areas prone to flooding. Further environmental analysis will be conducted when a specific residential project is proposed.		
4. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	X	
<u>Impact:</u> Water quality impacts could result because of runoff from residential parking lots getting into stream channels.		
<u>Mitigation Measure:</u> Require sedimentation basins or allow runoff to cross grassy areas before entering creeks.		
5. Alteration of the direction or rate of flow of ground waters?		X
<u>Explanation:</u> Adoption of the Housing Element will not result in significant effects. Further environmental analysis will be conducted when a specific residential project is proposed.		

<u>ENVIRONMENTAL IMPACTS</u>		<u>Yes</u>	<u>Maybe</u>	<u>No</u>
6.	Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations? <u>Explanation:</u> Adoption of the Housing Element will not result in significant effects. Further environmental analysis will be conducted when a specific residential project is proposed.			X
7.	Substantial reduction in the amount of water otherwise available for public water supplies? <u>Impact:</u> Although the increased residential population under the Growth Limitation Plan would not lead to a large percentage increase in District water use, if East Bay Municipal Utilities District's (EBMUD's) allocation is reduced by 28% in the future, any increase in water use is considered a significant impact. <u>Mitigation Measure:</u> Require verification of adequate water supply prior to new project approval. The City should encourage project developers to install flow restrictors on all faucets, showers and toilets in buildings and to follow the City's Water Conservation Guidelines in designing and installing all landscaping, including the use of native drought tolerant plants and drip irrigation.		X	
8.	Exposure of people or property to water related hazards such as flooding or tidal waves? <u>Explanation:</u> Adoption of the Housing Element will not result in significant effects. Further environmental analysis will be conducted when a specific residential project is proposed.			X

ENVIRONMENTAL IMPACTS

Yes Maybe No

9. Buildings or structures located in a flood zone as designated by the Federal Emergency Management Agency? If so, what zone?

X

Impact: Adoption of the Housing Element will not result in significant flooding effects. Some residential sites may be subject to flooding. Flood conditions in many parts of the City, however, have been remedied with the completion of the San Ramon Bypass.

Mitigation Measure: New residential development will be required to make storm drainage improvements as a condition of project approval, if necessary.

NOTE: The mitigation measures described above will lessen the environmental impacts associated with water, but will not reduce them to a level of insignificance.

D. Plant Life. Will the proposal result in:

1. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?

X

Impact: Up to 539 acres of vacant land and up to 7,203 acres of underutilized land could be developed for residential purposes. This residential development could occur throughout the City provided that total development does not exceed 2,550 dwelling units until the year 2003. Biological resources, including species of special concern, could be impacted.

Mitigation Measure: Require project environmental impact reports, when necessary, to fully address the preservation and future maintenance of natural resource values, including natural habitat.

2. Reduction of the numbers of any unique, rare or endangered species of plants?

X

Impact: See Comment No. 1

Mitigation Measure: See Comment No. 1

<u>ENVIRONMENTAL IMPACTS</u>		<u>Yes</u> <u>Maybe</u> <u>No</u>
3. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?		X
<u>Explanation:</u> Adoption of the Housing Element will not affect plant species. However, future residential landscaping may introduce new species of plants into an area, but the impacts are not expected to be significant. Further environmental analysis will be conducted when a specific residential project is proposed.		
4. The removal or transplanting of any mature trees?		X
<u>Impact:</u> New residential development may require the removal or transplanting of mature trees.		
<u>Mitigation Measure:</u> Continue to enforce Ordinance No. 1688, the City's Tree Preservation Ordinance.		
5. A project located in or near an area with vegetation having a high fire potential?		X
<u>Impact:</u> Residential projects may be proposed in or near areas with vegetation having a high fire potential.		
<u>Mitigation Measure:</u> Vegetation impacts are largely localized and are project specific. Specific mitigation measures will be required as conditions of approval for individual projects.		
E. Animal Life. Will the proposal result in:		
1. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?		X
<u>Explanation:</u> Adoption of the Housing Element will not change result in significant effects to animal life. With the exception of the Newhall site, most residential development is expected to take place on infill sites which are not large habitats to animals. Further environmental analysis will be conducted when a specific residential project is proposed.		

<u>ENVIRONMENTAL IMPACTS</u>		<u>Yes</u>	<u>Maybe</u>	<u>No</u>
2.	Reduction of the numbers of any unique, rare or endangered species of animals? <u>Explanation:</u> See Comment No. 1			X
3.	Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? <u>Explanation:</u> See Comment No. 1			X
4.	Deterioration to existing fish or wildlife habitat? <u>Explanation:</u> See Comment No. 1			X
F. Noise. Will the proposal result in:				
1.	Increases in existing noise levels? <u>Impact:</u> New residential development will increase noise above existing levels along the local street system as a result of the increased traffic. <u>Mitigation Measure:</u> The Walnut Creek Noise Element contains Policies 1, 2 and 3 which, as implemented, will mitigate noise impacts. Mitigation measures will be required for projects which cause the following criteria to be exceeded or would generate noise which would cause significant adverse community response (Noise Policy 2). <ul style="list-style-type: none"> cause the L_{dn} in existing residential areas to increase by 3 dB or more and exceed an L_{dn} of 60 dB; and cause the L_{dn} in existing residential areas to increase by 3 dB or more if the L_{dn} currently exceeds 60 dB. 		X	
2.	Exposure of people to severe noise levels? <u>Impact:</u> New residential development could be exposed to excessive noise levels. <u>Mitigation Measure:</u> The Walnut Creek Noise Element of the General Plan contains the following policy which would mitigate this impact:		X	

ENVIRONMENTAL IMPACTS

Yes Maybe No

Policy 1: Maintain a standard of an L_{dn} of 60 dB (day/night average noise level) for outdoor noise and an L_{dn} of 45 dB for indoor noise for all new residential development.

NOTE: The mitigation measures described above will lessen the environmental impacts associated with noise, but will not reduce them to a level of insignificance.

- G. **Light and Glare.** Will the proposal produce new light or glare?

X

Impact: New residential development may produce light and glare.

Mitigation Measure: Light and glare impacts are largely localized and are project specific. Specific mitigation measures will be required as conditions of approval for individual projects.

- H. **Land Use.** Will the proposal result in a substantial alteration of the present or planned land use of an area?

X

Impact: Up to 539 acres of vacant land or agricultural land could be converted to residential use, including portions of the 216-acre Newhall property and the 168 acre Rossmoor area. Development could be incompatible with grazing uses or open space.

Mitigation Measure: Cluster new development to preserve significant amounts of open space and agricultural land.

- I. **Natural Resources.** Will the proposal result in:

1. An increase in the rate of use of any natural resources?

X

Impact: New residential development may increase the rate of use of natural resources.

Mitigation Measure: Impacts to natural resources are largely localized and project specific. Specific mitigation measures will be required as conditions of approval for individual projects.

<u>ENVIRONMENTAL IMPACTS</u>		<u>Yes</u>	<u>Maybe</u>	<u>No</u>
2. Substantial depletion of any nonrenewable natural resource?				X
<u>Explanation:</u> New residential development will require water and energy. The amount needed to service 2,550 dwelling units is not considered a substantial depletion of nonrenewable natural resources.				
J. Risk of Upset. Will the proposal involve:				
1. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?				X
<u>Explanation:</u> Adoption of the Housing Element, or future residential development, will not involve hazardous substances.				
2. Possible interference with an emergency response plan or an emergency evacuation plan?				X
<u>Explanation:</u> Adoption of the Housing Element, or future residential development, will not interfere with an emergency response plan or alter routes along an evacuation plan.				
K. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?		X		
<u>Impact:</u> Adoption of the Housing Element will allow the construction of 2,550 dwelling units to the year 2003. With an average of 2.11 persons per household, approximately 5,380 people will be added to the City. New City residents will increase traffic congestion and the demand for services.				
<u>Mitigation Measures:</u> Refer to Mitigation Measures throughout this Initial Study.				
L. Housing. Will the proposal affect existing housing, or create a demand for additional housing?		X		
<u>Explanation:</u> Adoption of the Housing Element will address the demand for additional housing by encouraging a mix of housing types for all economic segments of the community.				

ENVIRONMENTAL IMPACTS

Yes Maybe No

The Housing Element, among other things, encourages new housing development and the preservation of existing housing. The Housing Element also includes a number of financial programs to assist with the provision of affordable housing. Exemptions for affordable housing, housing in the Golden Triangle, and housing in close proximity to BART are provided for in the Growth Limitation Plan.

Impact: Over 600 households could be displaced if housing on commercially designated land is redeveloped.

Mitigation Measure: Developers should be required to provide information and financial assistance to displaced households that meet affordability requirements. Housing that is demolished and replaced should be excluded from the residential cap.

M. Transportation/Circulation. Will the proposal result in:

1. Generation of substantial additional vehicular movement?

X

Impact (1): Increased residential development will result in significant traffic impacts. With cumulative growth, Ygnacio Valley Road from Civic Drive to Oak Grove Road and Treat Boulevard will continue to operate at Level of Service F at the PM peak hour. The intersection of Ygnacio/Oakland will exceed adopted LOS standards as the completion of the freeway project will turn this intersection into a freeway off-ramp. In addition, the following intersections will exceed adopted Level of Service standards:

- . Mt. Diablo/California
- . Mt. Diablo/Broadway
- . N. Main/Civic
- . N. Main/Parkside
- . N. Main/Sunnyvale
- . N. California/Civic

Mitigation Measure (1-a): Improve the service of the Downtown shuttle bus to provide an alternative to automobile travel in the Core Area.

ENVIRONMENTAL IMPACTS

Yes Maybe No

Mitigation Measure (1-b): The Growth Limitation Plan contains the following policies which would partially mitigate traffic impacts:

- . Widen Mt. Diablo Blvd. to 6 lanes from I-680 to California Blvd. (Roadway Policy 2)
- . Develop and implement a Citywide telecommunications program to reduce vehicle trips by moving information rather than people. (TDM Policies 9, 11, 12)
- . Continue to monitor and enforce the City of Walnut Creek Transportation Demand Management ordinance. (TDM Policy 5)
- . Work with the Greater East Bay Rail Coalition and the Contra Costa Transportation Authority to pursue regional rail transit opportunities for relieving congestion. (Roadway Policy 6)
- . Require new development to require preferential parking and other commute alternative incentives. (TDM Policy 6)
- . Extend Riviera Drive from Pringle to Ygnacio Valley Road. (Roadway Policy 2)

Impact (2): Service levels on Ygnacio Valley Road and Treat Blvd. will continue to be LOS F due, in large part, to regional traffic impacts.

Mitigation Measure (2-a): The Growth Limitation Plan contains the following policies which would assist in mitigating this impact:

- . Participate in the development and implementation of Action Plans for Ygnacio Valley Road and Treat Blvd. (Roadway Policy 8)
- . Work with Contra Costa County Transit Authority (COCTA) to improve transit service between Central County and San Ramon. (TDM Policy 1)
- . Investigate a new bicycle route for the Ygnacio Valley Road corridor. (Bikeways Policy 1)
- . Add eastbound and westbound right turn lanes to Ygnacio Valley road and Bancroft. (Roadways Policy 2)
- . Add a right turn lane for northbound Civic at Ygnacio Valley Road. (Roadways Policy 2)

<u>ENVIRONMENTAL IMPACTS</u>		<u>Yes</u>	<u>Maybe</u>	<u>No</u>
2.	Effects on existing parking facilities, or demand for new parking? <u>Explanation:</u> New residential development may impact existing parking facilities or increase the demand for new parking if the demand for commercial services is increased. However, required parking for commercial land uses are calculated at a standard that meets the parking needs for commercial services. Therefore, there will be no significant effects.			X
3.	Substantial impact upon existing transportation and traffic systems? <u>Impact:</u> See Comment No. 1 <u>Mitigation Measures:</u> See Comment No. 1	X		
4.	Alterations to present patterns of circulation or movement of people and/or goods? <u>Impact:</u> See Comment No. 1 <u>Mitigation Measures:</u> See Comment No. 1	X		
5.	Alterations to waterborne, rail or air traffic? <u>Explanation:</u> There are no water, rail or air traffic transportation routes in Walnut Creek.			X
6.	Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? <u>Explanation:</u> Additional residential development may result in an increase in traffic hazards to motor vehicles, bicyclists or pedestrians. Further environmental analysis will be conducted when a specific residential project is proposed.	X		
NOTE: The mitigation measures described above will lessen the environmental impacts associated with traffic, but will not reduce them to a level of insignificance.				
N.	Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			

ENVIRONMENTAL IMPACTS	Yes Maybe No
<p>1. Fire Protection?</p> <p><u>Impact (1):</u> Excessive response times in Rossmoor could place residents and surrounding open space land, as well as neighboring development, at a high risk of fire danger.</p> <p><u>Mitigation (1-a):</u> All structures in the Rossmoor area should be built with approved fire suppression devices and materials, as required by the Fire District.</p> <p><u>Mitigation (1-b):</u> The City should assist with the relocation of Fire Station #3 to the Rossmoor Parkway/Tice Valley Blvd. intersection as proposed.</p> <p><u>Impact (2):</u> Residential development is permitted adjacent to wildlands and steep slopes. Any fire that started in these areas could spread quickly and fire fighting could be difficult.</p> <p><u>Mitigation Measure (2-a):</u> Require fire-resistant landscaping, building materials and greenbelt zones for new projects constructed on the periphery of fire hazard areas.</p>	X
<p>2. Police Protection?</p> <p><u>Impact:</u> Additional residential development will result in the need to hire more police officers to maintain the performance standard for police services in the Growth Limitation Plan.</p> <p><u>Mitigation Measure:</u> Assess police staffing levels over the course of the plan as required to meet service level standards.</p>	X
<p>3. Schools?</p> <p><u>Explanation:</u> Residential buildout would increase the student population by approximately 1,165 students. The five school districts which educate students from Walnut Creek have the capacity to add 1,589 students over the next 16 years. New enrollment can be accommodated in the existing schools.</p>	X

<u>ENVIRONMENTAL IMPACTS</u>		<u>Yes</u> <u>Maybe</u> <u>No</u>
4. Parks or other recreational facilities?		X
<u>Impact:</u> New residential development would require an additional 2.5 acres of parks and recreational facilities to meet the City performance standard for parks.		
<u>Mitigation Measure:</u> The City will continue to require parkland dedication or fees to increase the supply of land for parks and other recreational facilities.		
5. Maintenance of public facilities, including roads?		X
<u>Impact:</u> Additional traffic generated as a result of new residential development could require an increase in roadway maintenance costs.		
<u>Mitigation Measure:</u> The City will continue to collect a traffic impact fee to offset the cost of maintaining the roadways.		
6. Medical Services?		X
<u>Impact:</u> Excessive response times for medical emergency calls in Rossmoor could place residents at risk of inadequate medical emergency services.		
<u>Mitigation Measure:</u> The City should assist with the relocation of Fire Station #3, which would provide emergency medical service to Rossmoor to a site near the Rossmoor Parkway/Tice Valley Boulevard intersection.		
7. Libraries?		X
<u>Impact:</u> The City already falls short in achieving its own set standard of 600 square feet of library facilities per 1,000 resident population. The introduction of any additional residents would worsen this problem.		
<u>Mitigation Measure:</u> The City should work with the County towards the provision of an additional 17,665 square feet of library facilities to make up for the current shortfall and to accommodate the projected need for library facilities. The County should fund library services such as the provision of books, personnel, and operation costs.		

<u>ENVIRONMENTAL IMPACTS</u>		<u>Yes</u>	<u>Maybe</u>	<u>No</u>
O. Energy. Will the proposal result in:				
1. Use of substantial amounts of fuel or energy?				X
<u>Explanation:</u> There will be an increase in the amount of gasoline, electricity, and natural gas consumed over the next 10 years with the addition of 2,550 residential units. These increases are not considered significant.				
2. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?				X
<u>Explanation:</u> See Comment No. 1.				
P. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities?				
1. Power or natural gas?				X
<u>Explanation:</u> Residential development under the Growth Limitation Plan will result in an increased need for utility services. Implementation of Growth Limitation Plan Policies 1 and 2, together with project specific mitigation measures, will lessen the impacts to utility services.				
2. Communications systems?				X
<u>Explanation:</u> See Comment No. 1				
3. Water?			X	
<u>Explanation:</u> See Comment No. C.7.				
4. Sewer or septic tanks?				X
<u>Explanation:</u> See Comment No. 1				
5. Storm water drainage?				X
<u>Explanation:</u> See Comment No. 1				
6. Solid waste & disposal?				X
<u>Explanation:</u> See Comment No. 1				

<u>ENVIRONMENTAL IMPACTS</u>		<u>Yes</u> <u>Maybe</u> <u>No</u>
Q. Human Health. Will the proposal result in:		
1. Creation of any health hazard or potential health hazard (excluding mental health)?		X
<u>Explanation:</u> No significant health hazards will be created as a result of adding new residential units.		
2. Exposure of people to potential health hazards?		X
<u>Impact:</u> Redevelopment of existing sites could pose a health hazard to humans.		
<u>Mitigation Measure:</u> When a specific residential project is proposed, testing should be performed to determine the extent of the contaminated soil. Recommendations developed as a result of the testing should be incorporated as conditions into a development permit. Such measures might include site remediation through treatment of hazardous materials or removal of soil and placement of new fill before construction can take place.		
R. Visual Impacts. Will the proposal result in:		
1. The obstruction of any scenic vista or view open to the public?		X
<u>Impact:</u> New residential development could obstruct views of ridgelines and open space.		
<u>Mitigation Measure:</u> To preserve existing scenic resources, specific mitigation measures will be required as conditions of approval for individual residential projects.		
2. The creation of an aesthetically offensive site open to public view?		X
<u>Explanation:</u> The Design Review Commission will ensure that new residential development is aesthetically pleasing, appropriate for the physical environment, and compatible with surrounding uses and structures.		
3. A design that is incompatible with surrounding uses and structures?		X
<u>Explanation:</u> See Comment No. 2		

<u>ENVIRONMENTAL IMPACTS</u>		<u>Yes</u>	<u>Maybe</u>	<u>No</u>
4.	Will the project be visible from any designated scenic highways? <u>Explanation:</u> See Comment No. 2	X		
5.	Construction of buildings or structures in excess of three stories? <u>Explanation:</u> The height limit for single family residential dwellings is 25 feet allowing no more than 2 stories. The maximum height limit for multifamily dwellings is 70 feet which could allow more than 3 stories (Alma Avenue Specific Plan). No mitigation measures are required if new residential development complies with general plan and zoning height limit requirements.	X		
S.	Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? <u>Impact:</u> New residential development would require an additional 2.5 acres of parks and recreational facilities to meet the City performance standard for parks. <u>Mitigation Measure:</u> The City will continue to require parkland dedication or fees to increase the supply of land for parks and other recreational facilities.	X		
T.	Cultural Resources.			
1.	Will the proposal result in the alteration of, or the destruction of, a prehistoric or historic archaeological site? <u>Impact:</u> New residential development could result in increased exposure of and disruption to known and unknown archaeological resources. <u>Mitigation Measure:</u> Mitigating impacts to archeological resources depends on the type of resource and whether sites are known or in areas with the potential for additional discoveries. The following techniques can be used as mitigation measures for individual projects:	X		

ENVIRONMENTAL IMPACTS

Yes Maybe No

- . For known resources that are found to be important by CEQA criteria, mitigation measures include, but are not limited to, relocation of the proposed improvement; capping of archaeological sites to a depth to assure that construction activities will not damage the archaeological resource; or partial or complete salvage excavation.
 - . For unknown resources which are uncovered during construction activities, mitigation measures include, but are not limited to, halting construction activity in the vicinity of the find until the uncovered materials can be excavated by a qualified archaeologist.
 - . For areas with a high probability of archaeological finds, mitigation measures include, but are not limited to, monitoring of the site during excavation and construction by a qualified archaeologist to record, remove or properly protect materials which may be uncovered during construction activities. Such monitoring should occur before and after grading and during foundation construction.
2. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?

X

Impact: New residential development could result in increased damage to or loss of historic buildings, structures and other significant architectural remains.

Mitigation Measure: The City can assist in the preparation of an inventory of all historically or architecturally significant structures and sites within the planning area in cooperation with the Walnut Creek Historical Society and develop a cost estimate and provide funding as available and/or assist in locating other funding sources for such an inventory. Apply the following criteria to projects which may alter or impact significant structures or sites:

- (1) Encourage renovation of historic structures which retain and/or reveal historic elements and do not alter historical characteristics;

ENVIRONMENTAL IMPACTS

Yes Maybe No

- (2) Encourage preservation of building facades where a structure is not historically significant but is an important contributor to the character of the district or neighborhood;
- (3) Notify the Walnut Creek Historical Society of all projects that could potentially affect historic structures and incorporate their input into project design;
- (4) If federal funding or permits are appropriated or issued for the project, comply with federal regulations for historic preservation.

- 3. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?

X

Explanation: Adoption of the Housing Element does not have the potential to cause a physical change which would affect unique ethnic cultural values. Further environmental analysis will be conducted when a specific residential project is proposed.

U. Mandatory Findings of Significance.

- 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

X

X

ENVIRONMENTAL IMPACTS

Yes Maybe No

3. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

X

Explanation: The mitigation measures for traffic, noise, and water will lessen cumulative impacts. Nevertheless, these impacts will not be reduced to levels of less than significant.

4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

X

V. EIR Required by Statute.

1. Does the project involve construction of any facility which burns municipal waste or refuse-derived fuel? NOTE: If the answer is yes, then an EIR must be prepared and certified under Public Resources Code Subsection 21151.2 (a) unless subsections (b) and (c) make that section inapplicable.

X

IV. DISCUSSION OF ENVIRONMENTAL EVALUATION

The environmental impacts identified in the Housing Element are similar to those analyzed in the Environmental Impact Report prepared for the Growth Limitation Plan and approved by the City Council on July 27, 1993. The impacts and mitigation measures analyzed for residential development, based on the General Plan land use designations and buildout potential, are identified in this Initial Study.

The City Council determined that the Growth Limitation Plan will have unavoidable environmental impacts on traffic, noise and water. Adoption of the Housing Element will result in these same impacts. The impacts and mitigation measures identified in this Initial Study will lessen the environmental impacts associated with traffic, noise, and water, but will not reduce them to a level of insignificance.

V. DETERMINATION

On the basis of this initial evaluation, I find that the EIR prepared for the Growth Limitation Plan adequately describes the general environmental setting of the project, the significant environmental impacts of the project, and alternatives and mitigation measures related to each significant effect.

Page No.	Subject	Remarks
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